

AMENDED IN SENATE APRIL 27, 1978

SENATE BILL

No. 1731

Introduced by Senators Rains ~~and Roberti~~, *Roberti, and Dills*

(Coauthors: Assemblymen Bates ~~and Calvo~~, *Calvo, and Rosenthal*)

March 14, 1978

An act to add and repeal Chapter 7 (commencing with Section 50700) to Part 2 of Division 31 of the Health and Safety Code, relating to housing, and making an appropriation therefor.

LEGISLATIVE COUNSEL'S DIGEST

SB 1731, as amended, Rains. Housing: solar energy: loans and grants.

Existing law does not provide for state-funded loans or grants for installation of solar heating or cooling systems in new or existing residential housing.

This bill would create in the State Treasury the California Solar Housing Assistance and Retrofit Program Fund, which fund is continuously appropriated to the Department of Housing and Community Development for the purpose of making loans and grants to finance that portion of the cost of solar heating or cooling systems which exceeds the cost of the installation *or modification* of conventional heating or cooling systems in *new or used* housing for persons and families of low and moderate income, as defined by existing law. *The bill would specify when and how surplus funds in the solar fund would be invested.*

The bill would specify which housing sponsors, as defined by existing law, would be eligible for loans, would establish a priority for housing programs to be funded, as specified, and would require repayments to be deposited to the fund until

the provisions of the act are repealed by its terms, and then to the General Fund. The bill would limit grants to nonprofit housing sponsors and local public entities, as defined by existing law, and would require ~~50%~~ 15% to 30% of the housing units financed by each grant be available to, or occupied by, very low income households, as defined by existing law.

The bill would limit departmental expenditures for administration to 5% of the amounts deposited to the solar fund, as specified.

The bill would continuously appropriate \$5,000,000 in each fiscal year commencing with the 1979-1980 fiscal year, and ending with the 1983-84 fiscal year, from the General Fund to the California Solar Housing Assistance and Retrofit Program Fund.

The bill would require the department to report specified findings to certain members of the Legislature by February 1, 1984, regarding the effectiveness of the program established by the bill.

The bill would also repeal such provisions effective ~~June 30, 1984~~ January 1, 1985, and on such date, all funds in the California Solar Housing Assistance and Retrofit Program Fund would revert to the General Fund.

Vote: $\frac{2}{3}$. Appropriation: yes. Fiscal committee: yes. State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Chapter 7 (commencing with Section
2 50700) is added to Part 2 of Division 31 of the Health and
3 Safety Code, to read:

4

5 CHAPTER 7. CALIFORNIA SOLAR HOUSING
6 ASSISTANCE AND RETROFIT PROGRAM

7

8 50700. The Legislature finds and declares the
9 following:

10 (a) There are uncertainties in the supply and price of
11 rapidly dwindling traditional fuels, which has created an
12 urgent need to stimulate the commercialization of new
13 energy technologies. The most technologically mature of

1 these new energy technologies is the use of solar energy
2 for space conditioning and water heating.

3 (b) Providing adequate housing is of vital statewide
4 importance.

5 (c) The State of California supports developing
6 incentives for the wide-scale use of solar energy in *new*
7 *and used* housing, and recognizes that the use of solar
8 energy results in significant energy savings.

9 (d) State involvement in the development of low and
10 moderate income *new and used residential* housing is
11 vital to the health, safety, and welfare of the residents of
12 this state.

13 (e) Low cost grants and loans will extend the access to,
14 and provide the energy and economic benefits of, solar
15 energy to low and moderate income persons.

16 50701. Unless the context otherwise requires, the
17 following definitions govern the construction of this
18 chapter:

19 (a) "Solar fund" means the California Solar Housing
20 Assistance and Retrofit Program Fund.

21 (b) "Passive solar space heating or cooling system" or
22 "passive system" means a space conditioning system
23 which utilizes the structure of a building and any
24 necessary mechanical components to provide heating or
25 cooling during the appropriate times of the year by
26 utilizing the energy from the sun and ambient air and
27 other heat absorbing resources available at the site.

28 (c) "Program" means California Solar Housing
29 Assistance and Retrofit Program as provided in this
30 chapter.

31 (d) "Solar system" means any system, including a
32 passive system, which operates for the purpose of
33 collecting, distributing, or storing heat or cold and which
34 derives its primary heat energy from the sun, and cooling
35 from the ambient air and other heat absorbing materials
36 available at the site.

37 50702. There is hereby created in the State Treasury
38 the California Solar Housing Assistance and Retrofit
39 Program Fund, which solar fund is continuously
40 appropriated to the department for the purposes of this

1 chapter.

2 50703. The sum of five million dollars (\$5,000,000) per
3 year, commencing with the 1979-80 fiscal year, is hereby
4 continuously appropriated from the General Fund to the
5 California Solar Housing Assistance and Retrofit Program
6 Fund for the purposes provided in this chapter.

7 *The provisions of this section shall remain operative*
8 *only until June 30, 1984.*

9 50704. All moneys received by the department in
10 repayment of loans made pursuant to this chapter shall be
11 deposited in the solar fund. Upon repeal of this chapter
12 pursuant to the provisions of Section 50715, all moneys in
13 the solar fund shall revert to the General Fund. Any
14 moneys thereafter received by the department in
15 repayment of loans made pursuant to this chapter shall be
16 deposited in the General Fund.

17 50705. The department shall provide loans and grants
18 from the solar fund to finance that portion of the
19 development *and modification* cost of design,
20 construction, material expense, and installation of solar
21 systems *in new and used housing* which represent the
22 additional development *and modification* costs to install
23 such solar systems over that necessary ~~to provide for~~
24 space heating and cooling or water heating in housing of
25 conventional or traditional design for persons and
26 families of low and moderate income. Assistance may be
27 in the form of either a loan or a grant as provided in this
28 chapter.

29 50706. The material expense and installation of a solar
30 system *in new and used housing* includes, but is not
31 limited to, insulation, storage tanks, and other energy
32 conservation materials necessary to reduce the cost of the
33 solar system and the energy requirements from auxiliary
34 and backup energy sources. Such energy conservation
35 materials applied in conjunction with solar water heating
36 include, but are not limited to, water heater insulation
37 and shower and faucet flow reducing devices.

38 50707. Eligibility for loans or grants pursuant to the
39 program shall be limited to housing sponsors developing
40 *and modifying* housing through local, state, or federal

1 housing programs, and which provide financial assistance
2 for housing developments *and modifications* for persons
3 and families of low or moderate income and for very low
4 income households. Appropriate local, state, and federal
5 agencies providing such local, state, or federal housing
6 programs may include, but are not limited to, the
7 following:

8 (a) United States Department of Housing and Urban
9 Development.

10 (b) Federal Housing Administration.

11 (c) Farmer's Home Administration.

12 (d) California Housing Finance Agency.

13 (e) Local public entities.

14 50708. Eligibility for loans and grants pursuant to the
15 program shall be limited to solar systems designed and
16 installed *in new and used housing* in accordance with the
17 standards of the State Energy Resources Conservation
18 and Development Commission, and after approval of the
19 technical feasibility of the design by the technical and
20 engineering solar staff of the department.

21 50709. (a) Loan terms and rates shall be consistent
22 with existing state and federal housing programs. All
23 loans made from the solar fund shall bear interest. The
24 rate of interest for any loan shall be computed annually,
25 and shall be the same as the average rate returned by the
26 investment of state funds through the Pooled Money
27 Investment Board for the five fiscal years immediately
28 preceding the year in which the loan payment is made.

29 (b) The department may reduce or eliminate interest
30 on the loans, if, in the exercise of sound discretion, the
31 department determines such action is necessary to allow
32 very low income households to benefit from the
33 provisions of this chapter.

34 (c) *Any housing in which a solar system is installed*
35 *utilizing funds provided pursuant to this chapter shall not*
36 *be leased or rented at a rate in excess of that charged for*
37 *comparable housing without solar systems.*

38 50710. Eligibility for grants pursuant to the program
39 shall be limited to nonprofit housing sponsors or local
40 public entities. ~~No less than fifty percent (50%)~~ *Between*

1 15 and 30 percent of the housing units financed in each
2 grant shall be available to, or occupied by, very low
3 income households.

4 50711. (a) Priorities for housing ~~developments~~
5 ~~programs~~ funded under the program shall be in the
6 following descending order:

7 (1) New construction of multifamily units.

8 (2) Rehabilitation of multifamily units.

9 (3) Rehabilitation of single family housing.

10 (4) New construction of single family housing.

11 (b) In new housing developments, priority shall be
12 given to solar systems which combine solar space heating
13 and cooling systems installed in conjunction with
14 residential solar water heating systems. For solar space
15 heating or cooling systems, priority shall be given to those
16 solar systems which utilize a passive solar space heating
17 or cooling system.

18 (c) Selection of the location of housing programs to be
19 awarded loans and grants pursuant to the provisions of
20 this chapter shall be distributed throughout the state,
21 including rural, suburban, and urban areas.

22 50712. Within 90 days of the effective date of this
23 chapter, the department shall notify all appropriate
24 governmental agencies and departments as to the
25 existence of the program and accept applications for
26 loans and grants from the solar fund. Notification shall
27 include, but need not be limited to, a description of
28 funding priorities with regard to types of solar systems,
29 types of housing to be financed, income groups to be
30 effected, and geographic distribution of projects.

31 ~~50713. The annual cost of administering the solar fund~~
32 ~~shall not exceed two and one-half percent (2½%) of the~~
33 ~~annual appropriation to the solar fund from the General~~
34 ~~Fund.~~

35 50713. Not more than 5 percent of the funds
36 appropriated to the solar fund pursuant to Section 50703
37 may be used by the department to defray costs incurred
38 in administering the program. In any fiscal year after the
39 1979-80 fiscal year, and in addition to such portion of the
40 funds appropriated pursuant to Section 50703, the

1 interest, dividends, and pecuniary gains accruing to the
2 solar fund pursuant to Section 50714, in an amount
3 necessary for proper program administration consistent
4 with the intent of this chapter, may be used by the
5 department to defray its costs in administering the
6 program. However, the total amount expended for
7 administration shall not exceed 5 percent of the total
8 moneys deposited to the solar fund from all sources,
9 including accrual pursuant to Section 50714,
10 appropriations pursuant to Section 50703, and any other
11 funds from any other source.

12 50714. *The department shall, from time to time,*
13 *direct the State Treasurer to invest moneys of the solar*
14 *fund which are not required for its current needs in such*
15 *eligible securities as the department shall designate from*
16 *among those specified in Section 16430 of the*
17 *Government Code. The department may direct the State*
18 *Treasurer to deposit moneys from the solar fund in*
19 *interest-bearing accounts in state or national banks or*
20 *other financial institutions having principal offices in this*
21 *state. The department may alternatively require the*
22 *transfer of moneys in the solar fund to the Surplus Money*
23 *Investment Fund for investment pursuant to Article 4*
24 *(commencing with Section 16470) of Chapter 3, Part 2,*
25 *Division 4, Title 2 of the Government Code. All interest,*
26 *dividends, and pecuniary gains from such investments or*
27 *deposits shall accrue to the solar fund notwithstanding*
28 *Section 16405.7, of the Government Code.*

29 50715. The department shall report to the Legislature
30 on or before March 1, 1980, and annually thereafter, the
31 location, number, type, cost, and effectiveness of the solar
32 systems installed during the previous calendar year. *On*
33 *or before January 1, 1984, the Director of Housing and*
34 *Community Development shall undertake a review of*
35 *the operation of the program and shall determine, by*
36 *written findings, whether or not the solar fund is being*
37 *used for the purposes intended and is effective in*
38 *accomplishing the goals of this chapter. Such findings*
39 *shall contain recommendations as to whether the*
40 *program should be terminated or continued and shall*

1 *include an evaluation of whether or not the amount of*
2 *money in the solar fund is appropriate to accomplish the*
3 *purposes of this chapter. Such findings shall be submitted*
4 *to the Speaker of the Assembly, the President pro*
5 *Tempore of the Senate, and the chairperson of the*
6 *committee in each house which considers appropriations*
7 *on or before February 1, 1984.*

8 ~~51715.50716.~~ The provisions of this chapter shall
9 remain in effect ~~until June 30, 1984~~ *only until January 1,*
10 *1985, and as of such date are repealed, unless a later*
11 *enacted statute, which is chaptered before such date,*
12 ~~deletes or extends such date.~~ *January 1, 1985, deletes or*
13 *extends the date.*

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AMENDED IN SENATE MAY 9, 1978

SENATE BILL

No. 2040

Introduced by Senators Roberti, Paul Carpenter, Dills,
Dunlap, Greene, Rains and Sieroty ~~Sieroty~~, *Sieroty, Alquist, Marks,*
Petris, and Robbins

(Principal coauthor: Assemblyman Chacon)

March 30, 1978

An act to add Chapter 7 (commencing with Section 50700) and Chapter 8 (commencing with Section 50780) to Part 2 of Division 31 of the Health and Safety Code, relating to housing, and making an appropriation therefor.

LEGISLATIVE COUNSEL'S DIGEST

SB 2040, as amended, Roberti. Housing assistance.

(1) Nothing in present law authorizes the Department of Housing and Community Development to purchase rights of occupancy in privately owned rental housing developments.

This bill would require the department to establish a Rental Housing Construction Program under which the department would be empowered to (1) contract with private and public housing sponsors for rights of occupancy in newly constructed rental housing units, in exchange for advancing all or a portion of the development costs of such units, (2) make grants to housing authorities for such purpose or for the direct development of rental housing. The bill would create a Rental Housing Construction Fund for such purposes and also create a Management Reserve Fund, with the interest from the latter fund to be used for defraying cost increases in maintenance, utility, and management costs affecting such rental units.

(2) Present law does not authorize the Department of Housing and Community Development to pay a portion of the rent for rental units let to persons of low income.

This bill would authorize the Department of Housing and Community Development to conduct a Rent Reduction Payment Program under which the department would so subsidize rental housing for persons of low and very low income. The bill would create a Reserve Fund for Future Housing Allowances, which would be continuously appropriated to the department for the purposes of such program.

(3) Several provisions of state law authorize state or local governmental loan programs for the rehabilitation of housing, although none of such programs are authorized to include outright grants or deferred payment loans.

This bill would authorize the Department of Housing and Community Development to contract with local public entities to provide deferred payment loans ~~and grants~~ for housing rehabilitation to persons of very-low and low income in conjunction with public or private rehabilitation financing resources, *provision of related public improvements, and prescribed temporary displacement assistance.* The bill would create a Housing ~~Rehabilitation Program~~ *Revitalization* Fund, which would be continuously appropriated to the department for purposes of such program. *The bill would authorize the department to provide staffing assistance to local public entities and nonprofit housing corporations operating such programs.*

(4) The bill would appropriate a total of \$300,000,000, with \$200,000,000 of such amount to be allocated to the Rental Housing Construction Fund, \$50,000,000 allocated to the Reserve Fund for Future Housing Allowances, ~~and \$50,000,000~~ *\$47,500,000* allocated to the Housing ~~Rehabilitation Program~~ *Revitalization* Fund, *\$2,000,000* allocated to provide staff to local government and nonprofit housing corporations in connection with the housing rehabilitation and related programs, and *\$500,000* allocated to the Department of Housing and Community Development for prescribed administrative costs under the bill.

Vote: $\frac{2}{3}$. Appropriation: yes. Fiscal committee: yes. State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Chapter 7 (commencing with Section
2 50700) is added to Part 2 of Division 31 of the Health and
3 Safety Code, to read:

4
5 CHAPTER 7. RENTAL HOUSING CONSTRUCTION
6 PROGRAM
7

8 Article 1. Legislative Findings and Declarations
9

10 50700. The Legislature finds and declares that safe,
11 decent and sanitary housing is a basic need. Adequate
12 housing is of primary importance to the health, safety and
13 well being of the residents of this state for all of the
14 following reasons:

15 (a) The homes, rental units, and neighborhoods in
16 which residents live shape them as individuals,
17 contribute to their self-image and significantly influence
18 their future roles in society;

19 (b) Housing units affect the physical and mental health
20 of residents; unsanitary, overcrowded, unsuitable units
21 increase crime, and spread disease and infestation.

22 (c) Housing patterns profoundly affect the state's
23 economy, general well being, social structure and
24 patterns of development.

25 (d) A healthy housing market offers the freedom of
26 meaningful choice to all residents; a healthy housing
27 market is necessary to alleviate high unemployment and
28 to achieve a healthy state economy.

29 ~~50701.~~ The Congress of the United States has
30 established as a national goal "a decent home and a
31 suitable environment for every American family." The
32 Legislature has embraced that goal and has determined
33 that its attainment shall be a first priority worthy of
34 meaningful commitment.

35 ~~50702.~~

36 The Legislature finds and declares that the state's
37 housing problems are substantial, complex, and now of
38 crisis proportions. There is a great lack of housing

1 available in the state to moderate and lower income
2 people, elderly and handicapped as a result of urban
3 decay and blight and poorly conceptualized and
4 administrated programs. This housing shortage is a threat
5 to the health and well-being of both the individuals
6 affected and the welfare of the state as a whole.

7 The housing crisis has been heightened by the
8 dramatic drop in the construction of multifamily rental
9 units beginning in 1974 when building permits for
10 multifamily rental units dropped by two-thirds. The
11 recent building boom has primarily produced
12 high-priced, sixty thousand dollars (\$60,000) and above,
13 single family homes, far beyond the financial reach of
14 those most in need. Apartment units which are presently
15 being produced are also unavailable to those households
16 experiencing the greatest shortage of units at affordable
17 rents.

18 The problem is further exacerbated in market areas
19 where rental units are vanishing from the market as a
20 result of conversions to condominiums.

21 ~~50703.~~

22 *50701.* The Legislature finds and declares that the
23 greatest need for housing is experienced by residents at
24 the lower end of the economic scale. Many moderate and
25 low income households with children cannot normally
26 find decent, safe and suitable housing at prices they can
27 afford. The need is not, and apparently cannot, be met by
28 either the private market or by present
29 government-sponsored programs.

30 Tenants in the state comprise 45 percent of all
31 households. There are 3,540,000 renter households and
32 4,155,000 homeowner households. Renter income is
33 dramatically lower than homeowner income; of the 3.5
34 million tenant households, 53 percent (1,876,200) have
35 annual incomes below ten thousand dollars (\$10,000); 37
36 percent (1,309,800) have annual incomes below seven
37 thousand dollars (\$7,000); and 19 percent (672,600) have
38 annual incomes below five thousand dollars (\$5,000).

39 Thirty-nine percent of the state's renters can afford no
40 more than one hundred fifty dollars (\$150) a month for

1 rent and utilities; 19 percent of state families (earning less
2 than five thousand dollars (\$5,000) annually) can afford
3 no more than one hundred dollars (\$100) a month in
4 shelter costs. Only 114,000 units in the state rent for one
5 hundred dollars (\$100) or less monthly, and 672,000
6 homeowners with five thousand dollars (\$5,000) or less
7 annual income compete for those units. The market is
8 also unresponsive to elderly residents; 72 percent of
9 whom in 1970 had an annual income below five thousand
10 dollars (\$5,000).

11 An additional indicator of the state's housing problem
12 is the extensive lists maintained by the local housing
13 authority of fully qualified families awaiting federally
14 subsidized housing. A 1976 survey indicated that 86,817
15 such households were on waiting lists. A 1977 survey
16 revealed that the number is growing. Partial returns from
17 55 of the approximately 90 active local housing authorities
18 indicated 92,383 households were already on various lists.

19 *Tenants comprise 45 percent of the state's households,*
20 *but renter income is dramatically lower than homeowner*
21 *income. More than half of the renter households earn less*
22 *than ten thousand dollars (\$10,000) annually. Thirty-nine*
23 *percent of the state's renters can afford no more than one*
24 *hundred fifty (\$150) a month for rent and utilities, and 19*
25 *percent can afford no more than one hundred dollars*
26 *(\$100) a month in shelter costs. The units available at*
27 *these rents are a small fraction of the number needed by*
28 *low-income households.*

29 ~~50704.~~

30 50702. The Legislature finds and declares that the
31 tremendous disparity between the supply and demand
32 for lower rental units, and the inability of the private
33 market and present governmental programs to meet the
34 need, mandates that the state launch a program which
35 addresses the most urgent needs.

36 ~~50705.~~

37 50703. In order to reduce such housing shortages, it is
38 necessary to implement a public program incorporating
39 the following elements and goals:

40 (a) A simple rental housing construction program that

1 will utilize available funds in the most efficient and
2 effective model in order to produce the maximum
3 number of housing units.

4 (b) The minimum feasible amount of funding should
5 be used for interest charges, administrative and
6 management costs.

7 (c) A program to serve state residents unable to
8 compete in the present market for safe, decent and
9 suitable housing.

10 (d) A program to induce the new construction of rental
11 units.

12 (e) A program which flexibly assigns management
13 responsibilities for the units.

14 (f) A basic program which can be enhanced by the use
15 of state or local surplus lands, additional existing subsidy
16 programs, or other methods of lowering costs presently
17 included in development.

18 (g) A rent reduction payment program which will use
19 a reserve fund for future housing allowances.

20 (h) A housing rehabilitation program to encourage and
21 assist individual households and governmental entities in
22 improving and saving deteriorating housing stock;
23 fostering self-help programs and rescuing abandoned
24 housing.

25 ~~50706.~~

26 ~~50704.~~ The Legislature finds and declares that it is to
27 the economic benefit of the state and public purpose to
28 encourage the availability of adequate housing for
29 persons and families of low or moderate income and to
30 develop viable urban and rural communities by
31 providing decent housing, enhanced living
32 environments, and increased economic opportunities for
33 persons and families of low or moderate income.

34

35 Article 2. Definitions and General Provisions

36

37 ~~50720.~~

38 ~~50715.~~ The following definitions shall apply to all
39 activities conducted pursuant to this chapter.

40 ~~50721.~~

1 50716. *"Elderly" means a family in which the head of*
2 *the household is 60 years of age or older or a single person*
3 *who is 60 years of age or older. The age may be adjusted*
4 *by the department to facilitate participation in other*
5 *local, state, or federal programs.*

6 50717. *"Eligible households" means households of*
7 *moderate, low, and very low income.*

8 ~~50722.~~

9 50718. *"Handicapped" has the same meaning as*
10 *defined in Section 50072.*

11 50719. *"Housing sponsor" means any individual, joint*
12 *venture, partnership, limited partnership, trust,*
13 *corporation, cooperative, local public entity, duly*
14 *constituted governing body of an Indian reservation or*
15 *rancheria, or other legal entity, or any combination*
16 *thereof, qualified as determined by the department to*
17 *either own, construct, acquire or rehabilitate a housing*
18 *development, whether for profit, nonprofit, or organized*
19 *for limited profit, and subject to the regulatory powers of*
20 *the department.*

21 ~~50723.~~

22 50720. *"Low-income households" means persons and*
23 *families whose incomes do not exceed 80 percent of the*
24 *median income of ~~renters~~, renters' households for the*
25 *county in which a rental housing development is located.*

26 ~~50724.~~

27 50721. *"Moderate income households" means persons*
28 *and families whose income do not exceed 120 percent of*
29 *the median income of renter households for the county*
30 *in which a rental housing development is located.*

31 ~~50725.~~

32 50722. *"Rental housing development" means*
33 *residential structures of two or more dwelling units.*

34 ~~50726.~~

35 50723. *"Rural area" means any open country or any*
36 *place, town, village, or city which by itself and taken*
37 *together with any other places, towns, villages, or cities*
38 *that it is part of or associated with (1) has a population not*
39 *exceeding 10,000 or (2) has a population not exceeding*
40 *20,000 and is contained within a nonmetropolitan area.*

1 “Rural area” additionally includes any open country,
2 place, town, village, or city located within a Standard
3 Metropolitan Statistical Area if the population thereof
4 does not exceed 20,000 and the area is not part of, or
5 associated with, an urban area and is rural in character.

6 50724. “Very low income households” means persons
7 and families whose incomes do not exceed 50 percent of
8 the median income of renter households for the county
9 in which a rental housing development is located.

10 50727.

11 50725. Not less than 50 percent of the units for which
12 a right of occupancy ~~has been~~ is obtained pursuant to this
13 chapter shall be allocated to households of low and very
14 low income.

15 ~~Not less than 30 percent nor more than 40 percent of~~
16 ~~the units for which a right of occupancy has been~~
17 ~~obtained pursuant to this chapter shall be allocated to the~~
18 ~~elderly. An appropriate number of suitable units shall be~~
19 ~~made available to the handicapped persons.~~

20 *Elderly households shall be allocated not less than 30*
21 *percent nor more than 40 percent of the units for which*
22 *a right of occupancy is obtained pursuant to this chapter*
23 *and which are allocated for low and very-low income*
24 *households.*

25 *An appropriate number of suitable units shall be made*
26 *available to handicapped households.*

27 50726. Rural areas shall be allocated a proportionate
28 share of the housing assistance provided under each
29 program authorized by this chapter in accordance with
30 the relative needs of rural areas, as identified in the
31 California Statewide Housing Plan.

32 33 Article 3. Construction Program

34
35 50730. The department shall establish a Rental
36 Housing Construction Program under which, subject to
37 the availability of funds therefor, it may contract with
38 housing sponsors pursuant to Section 50731, may contract
39 with local public entities pursuant to Section 50740 or
40 Section 50750 for the purpose of developing rental

1 housing units for eligible households. Such program shall
2 be administered by the director and such employees of
3 the department as the director may designate. There is
4 hereby created in the State Treasury a Rental Housing
5 Construction Fund which the department shall use to
6 carry out the purposes of the Rental Housing
7 Construction Program.

8 50731. The department may contract with housing
9 sponsors to obtain a right of occupancy which shall be
10 available to only eligible households in some or all units
11 of a housing development on which construction is
12 commenced on or after July 1, 1979. Such right of
13 occupancy shall extend for the life of the structure. In
14 order to maximize the number of units for which a right
15 of occupancy is obtained, the price paid by the
16 department for such right of occupancy shall not exceed
17 the ~~costs of developing~~ *development costs* of the unit
18 exclusive of the interest costs of long-term financing. The
19 department may pay the entire amount of the sale price
20 at the time the unit is available for occupancy *and*
21 *progress payments as appropriate during the period of*
22 *construction.*

23 The department shall include in the contract, which
24 provides for the right of occupancy, all provisions
25 necessary to assure to the department the tenantability
26 and the continued availability of the unit for occupancy
27 by an eligible household and all provisions necessary to
28 protect the interest of the state in such housing
29 development.

30 50732. With respect to units for which the
31 department has obtained a right of occupancy, the
32 department may manage such units or may contract for
33 management of such units with the housing sponsor or
34 other persons designated by the department.

35 50733. With respect to housing units developed
36 ~~pursuant to Section 50731~~ *under this article*, the
37 department shall do the following:

38 (a) Fix and alter from time to time a schedule of rents
39 as may be necessary to permit occupancy of such units by
40 eligible households. The rents on such units shall not

1 exceed the costs of maintenance, management, and
2 operation, property taxes, and where applicable, utilities.
3 A housing sponsor or other management designated
4 pursuant to Section 50732 shall not increase the rent on
5 any unit subject to a contract for right of occupancy
6 without the prior permission of the department.

7 (b) Determine standards for, and control selection of
8 tenants by housing sponsors or other management
9 designated pursuant to Section 50732.

10 (c) Regulate the terms of tenant occupancy
11 agreements.

12 50734. The department may do any of the following
13 with respect to units developed pursuant to Section
14 50731:

15 (a) Through its agents or employees enter upon and
16 inspect the lands, buildings, and equipment of the rental
17 housing development, including books and records, at
18 any time before, during, or after construction of units
19 assisted pursuant to this section. However, there shall be
20 no entry or inspection of any unit which is occupied,
21 whether or not any occupant is actually present, without
22 the consent of the occupant.

23 (b) Supervise the operation and maintenance of any
24 housing assisted pursuant to this section and order such
25 repairs as may be necessary to protect the public interest
26 or the health, safety, or welfare of occupants of the
27 housing.

28

29 **Article 3. Grants to Obtain Rights of Occupancy**

30

31 *Article 4. Housing Authority Contracts*

32

33 50740. The department may ~~make grants to contract~~
34 ~~with local housing authorities which authorities.~~ *Funds*
35 *provided pursuant to such contracts* shall be used by such
36 agencies to obtain a right of occupancy in some or all of
37 the units in a rental housing development for eligible
38 households on which construction is commenced on or
39 after July 1, 1979. In order to maximize the number of
40 units for which a right of occupancy is obtained, the price

1 paid by the local housing authority in obtaining such right
2 shall not exceed the costs of developing the unit exclusive
3 of the interest costs of long-term financing. The local
4 housing authority may be authorized by the department
5 to pay the entire amount of the sale price as soon as the
6 unit is available for occupancy.

7 50741. The local housing authority shall include in the
8 contract, which provides for the right of occupancy, all
9 provisions necessary to assure to the local housing
10 authority the tenantability and the continued availability
11 of the unit for occupancy by an eligible household and all
12 provisions necessary to protect the interest of the state in
13 such housing development.

14 50742. With respect to units for which a local housing
15 authority has obtained a right of occupancy, the local
16 housing authority may manage such units or may
17 contract for management of such units with the housing
18 sponsor or other persons designated by the local housing
19 authority, with the approval of the department.

20 50743. With respect to housing units developed
21 pursuant to Section 50740, the local housing authority
22 shall do the following:

23 (a) Fix and alter from time to time a schedule of rents
24 as may be necessary to permit occupancy of such units by
25 eligible households. The rents on such units shall not
26 exceed the costs of maintenance, management and
27 operation, property taxes, and where applicable, utilities.
28 A housing sponsor or other management designated
29 pursuant to Section 50742 shall not increase the rent on
30 any unit subject to a contract for a right of occupancy
31 without the prior permission of the local housing
32 authority.

33 (b) Determine standards for, and control selection of
34 tenants by housing sponsors or other management
35 designated pursuant to Section 50742.

36 (c) Regulate the terms of tenant occupancy
37 agreements.

38 50744. With respect to units developed pursuant to
39 ~~Section 50740~~ *this article*, the local housing authority may
40 and at the direction of the department shall do any of the

1 following:

2 (a) Through its agents or employees enter upon and
3 inspect the lands, buildings, and equipment of the rental
4 housing development, including books and records, at
5 any time before, during, or after construction of units
6 assisted pursuant to this section. However, there shall be
7 no entry or inspection of any unit which is occupied,
8 whether or not any occupant is actually present, without
9 the consent of the occupant.

10 (b) Supervise the operation and maintenance of any
11 housing assisted pursuant to this section and order such
12 repairs as may be necessary to protect the public interest
13 or the health, safety, or welfare of occupants of the
14 housing.

15

16 **Article 4. Grants for Development and Construction**

17

18 **50750. The department may make grants to local**
19 **housing authorities which shall be used by such**

20

21 ***Article 5. Contracts for Development and***
22 ***Construction by Local Housing Authorities***

23

24 ***50750. The department may contract with local***
25 ***housing authorities. Funds provided pursuant to such***
26 ***contracts shall be used by such authorities to develop and***
27 ***construct rental housing developments to be operated by***
28 ***such housing authorities and to be rented to eligible***
29 ***households.***

30 **50751. With respect to rental housing developments**
31 **developed and constructed pursuant to Section 50750, the**
32 **local housing authority shall, with the approval of the**
33 **department:**

34 (a) Fix and alter from time to time a schedule of rents
35 as may be necessary to permit occupancy of such units by
36 eligible households. The rents on such units shall not
37 exceed the costs of maintenance, operation, property
38 taxes, and where applicable, utilities. A local housing
39 authority shall not increase the rent on any unit without
40 the prior permission of the department.

1 (b) Regulate the terms of tenant occupancy
2 agreements.

3 50752. The department shall monitor the operation at
4 the rental housing development constructed pursuant to
5 Section 50750, to assure compliance with grant
6 conditions, contract obligations, and the provisions of this
7 chapter and regulations adopted pursuant to this chapter.

8

9

Article 5 6. Reserve Fund

10

11 50760. Four percent of the funds appropriated for the
12 purposes of ~~Sections 50731, 50740, and 50750~~ *Article 3*
13 *(commencing with Section 50730), Article 4*
14 *(commencing with Section 50740), and Article 5*
15 *(commencing with Section 50750) of this chapter* shall be
16 set aside in a Management Reserve Fund, which is
17 hereby created. Such funds shall be deposited in the
18 Pooled Money Investment Fund. The interest from such
19 fund shall be utilized for defraying cost increases in
20 maintenance, utility or management costs so that, to the
21 extent feasible, the rental charges to eligible households
22 shall not exceed 25 percent of income.

23

24

Article 6 7. Rent Reduction Payment Program

25

26 50770. As used in this article:

27 (a) "Affordable shelter cost" means shelter costs,
28 including rent and utilities costs not in excess of the
29 percentage of the occupant household income
30 established by regulation of the department and not in
31 excess of actual market rent. Such percentages shall be
32 calculated as established in Section 50053.

33 (b) "Rent reduction payment" means the monthly
34 payment from the reserve fund which is calculated as the
35 difference between rental charges for units obtained
36 pursuant to this chapter and affordable shelter costs to
37 the occupant household.

38 (c) "Reserve fund" means the Reserve Fund for
39 Future Housing Allowances, established pursuant to this
40 chapter to provide rent reduction payments for a 40-year

1 period.

2 50771. There is hereby created in the State Treasury
3 the Reserve Fund for Future Housing Allowances for
4 which the department shall disburse funds to carry out
5 the Rent Reduction Payment Program. The purpose of
6 such a program is to make affordable the rental rates for
7 units to be developed pursuant to this chapter for persons
8 and families of very low and low incomes.

9 All money in the reserve fund, including any interest
10 obtained on the principal, is continuously appropriated to
11 the department for carrying out the purposes of Sections
12 50772 and 50773. The Reserve Fund for Future Housing
13 Allowances shall be the principal and interest
14 accumulated thereon. The disbursements for rent
15 reduction payments shall be calculated to exhaust the
16 fund approximately 40 years from January 1, 1979.

17 50772. The Rent Reduction Payment Program and
18 the Reserve Fund for Future Housing Allowances shall be
19 administered by the director and such persons within the
20 department as the director may designate.

21 (a) The department shall, from time to time, direct the
22 State Treasurer to invest moneys of the reserve fund
23 which are not required for its current needs in which
24 eligible securities as the department shall designate from
25 any of those specified in Section 16630 of the Government
26 Code. The department may direct the State Treasurer to
27 deposit moneys from the reserve fund in interest-bearing
28 accounts in state or national banks or other financial
29 institutions having principal offices in this state. The
30 department may alternatively require the transfer of
31 moneys in the reserve fund to the Surplus Money
32 Investment Fund for investment pursuant to Article 4
33 (commencing with Section 16470) of Chapter 3 of Part 2
34 of Division 4 of Title 2 of the Government Code. All
35 interest, dividends, and pecuniary gain from such
36 investments or deposits shall accrue to the reserve fund.

37 (b) The value of income, principal and expenditures
38 from the reserve fund shall be evaluated annually and
39 adjustments made as necessary to ensure that the reserve
40 fund is not depleted prior to the 40-year lifetime of the

1 reserve fund.

2 (c) The department shall report annually to the
3 Legislature and the Governor on the operation of the
4 reserve fund and the rent reduction payment.

5 (d) The department shall promulgate such regulations
6 as are necessary and proper to the operation and
7 administration of the Rent Reduction Payment Program
8 and the reserve fund.

9 50773. The annual allocations from the Rent
10 Reduction Payment Program shall be determined as
11 follows:

12 (a) Ten percent of the annual allocation shall be set
13 aside for the department's costs in administering the
14 Rent Reduction Payment Program.

15 (b) For the remainder of the annual sum available, the
16 department shall estimate the number of households
17 which can be subsidized so that not less than 40 percent
18 of the ~~total can be provided as assistance to households~~
19 *receiving assistance under this article* are very low
20 income households and not less than 40 percent of the
21 ~~total be provided as assistance to low income families.~~
22 *households receiving assistance under this article* are
23 *other low-income households.*

24 (c) The allocation to individual rental housing
25 developments shall be determined by the department
26 according to the needs for rent used in payments in such
27 developments and availability of funds. If excess
28 commitments are allocated, no household shall be
29 deprived of the rent reduction payments ~~and instead, an~~
30 ~~appropriate adjustment shall be made during the~~ *during*
31 *the current fiscal year. An appropriate adjustment*
32 *including reductions in the amount paid to a household*
33 *or termination of rent reduction payments for some*
34 *households shall be made during the following year.*

35 (d) The department shall make final commitments on
36 the basis of submitted statements by each rental housing
37 development's management itemizing needs, ratio of low
38 and very low income households, and the number of
39 other subsidized households in the project. The
40 department may also require that such statements

1 contain relevant information or affidavits with respect to
2 each household claimed to be eligible for rent reduction
3 payments.

4 50774. The rent reduction payments shall be
5 administered in accordance with the following:

6 (a) On a monthly basis, the management of each rental
7 housing development assisted by this chapter shall
8 submit an itemized statement verifying the basis for the
9 amount of rent reduction payments claimed.

10 (b) Pursuant to such statements, the department shall
11 promptly direct disbursement of the rent reduction
12 payments to each rental housing development's
13 management.

14 (c) Annually, the management of each rental housing
15 development project shall submit an itemized report, in
16 a form specified by the department providing such
17 information as is deemed necessary by the department to
18 assure compliance with the purposes of this chapter and
19 to provide data necessary to calculate future rent
20 reduction payment commitments.

21 (d) The department shall, as necessary, investigate and
22 audit the statements of both management and recipient
23 households and to make such adjustments in rent
24 reduction payments as are deemed necessary and proper.

25 SEC. 2. Chapter 8 (commencing with Section 50780)
26 is added to Part 2 of Division 31 of the Health and Safety
27 Code, to read:

28

29 CHAPTER 8. HOUSING REHABILITATION PROGRAMS

30

31 50780. As used in this chapter:

32 (a) "Eligible households" means households of very
33 low and low income.

34 (b) "Rehabilitation" has the same meaning as defined
35 in Section 50096.

36 50781. There is hereby established within the
37 department, the Housing Rehabilitation Program to be
38 administered by the director and such persons within the
39 department as the director may designate. The purpose
40 of the Housing Rehabilitation Program shall be to

1 preserve and improve deteriorating housing stock;
2 correct unsafe, unsanitary, or overcrowded conditions;
3 and make effective use of existing and future federal and
4 state financial resources to increase the availability of
5 decent low-cost housing for low and very low income
6 households, and to minimize displacement of
7 homeowners and tenants as a result of rehabilitation.

8 50782. Further purposes of the Housing
9 Rehabilitation Program shall be to do all of the following:

10 (a) Recapture abandoned single family and
11 multifamily housing units for use as tenantable dwellings.

12 (b) Prevent or defer drastically increased shelter costs
13 for renters or owners as a result of rehabilitation.

14 (c) Encourage and assist in the affirmative
15 coordination and use of rehabilitation and other funds
16 now available to local governments.

17 (d) Encourage innovative and less costly methods of
18 home improvement and maintenance such as self-help
19 efforts, urban homesteading, and housing rehabilitation
20 programs, including but not limited to public work
21 projects directly related to rehabilitation or renovation
22 activities.

23 50783. The Housing Rehabilitation Program Fund is
24 hereby created in the State Treasury. All money in the
25 fund, including accrued interest and loan repayments, is
26 continuously appropriated to the department for making
27 grants and loans pursuant to this chapter and for costs
28 incurred by the department in administering this
29 program.

30 50784. Under the Housing Rehabilitation Program,
31 the department shall contract with local public entities to
32 make deferred payment loans and grants to persons or
33 families of very low and low income in conjunction with
34 existing public and private sector rehabilitation financing
35 resources to carry out the purposes of this section.

36 (a) The department shall establish such programs,
37 requirements and priorities as necessary to carry out the
38 purposes of this chapter.

39 (b) Establish such revolving funds as are deemed
40 necessary to carry out the purposes of this chapter.

1 (e) Promulgate and adopt such regulations as
2 necessary to promote the successful operation and
3 administration of this chapter.

4 50785. For purposes of this chapter:

5 (a) The cost of administration by the department or
6 any local government entity shall not exceed 10 percent
7 of the funds allocated to this program.

8 (b) The cost of public improvements in connection
9 with this program shall not exceed 15 percent of the funds
10 allocated to a local public entity by this chapter.

11 50786. The department shall report annually to the
12 Legislature and the Governor on the administration and
13 results of the program, and the need for new legislation
14 or additional funds.

15 16 CHAPTER 8. HOUSING REVITALIZATION FUND 17

18 50780. The department shall establish a Housing
19 Revitalization Program. The purpose of such program
20 shall be the following:

21 (a) To encourage local public entities and nonprofit
22 housing corporations to offer deferred-payment,
23 no-interest loans for housing rehabilitation to very-low
24 and low income homeowners and owners of rental
25 properties currently occupied by very-low and low
26 income households or which will be made affordable to
27 such households.

28 (b) To increase the effectiveness of housing
29 rehabilitation programs conducted by the California
30 Housing Finance Agency or pursuant to Part 13
31 (commencing with Section 37910) of Division 24, by
32 providing supplementary lower-cost financing for
33 housing rehabilitation to lower-income households
34 occupying substandard units who cannot afford loans
35 under such programs.

36 (c) To supplement existing housing rehabilitation
37 programs in localities that can demonstrate an ability to
38 administer an effective rehabilitation program.

39 (d) To minimize problems of overcrowding and
40 underutilization of existing residential properties by

1 *providing deferred-payment, interest-free loans for room*
2 *additions to very-low and low income homeowners who*
3 *currently occupy overcrowded units and cannot afford to*
4 *purchase larger housing that is better suited to meet*
5 *family spatial needs.*

6 *(e) To provide funding for relocation assistance to*
7 *households temporarily displaced as a result of*
8 *rehabilitation or room addition activities undertaken*
9 *pursuant to this chapter.*

10 *50781. Subject to the availability of funds, the*
11 *department shall contract with local public entities and*
12 *nonprofit housing corporations to assist the rehabilitation*
13 *of housing occupied by persons and families of very-low*
14 *and low income pursuant to Section 50787 and to assist*
15 *with the provision of public improvements pursuant to*
16 *Section 50785. Such program shall be administered by the*
17 *Director of Housing and Community Development and*
18 *such officers and employees of the department as he or*
19 *she may designate.*

20 *50782. There is hereby created in the State Treasury*
21 *a Housing Revitalization Fund. All money in the fund is*
22 *continuously appropriated to the department to carry out*
23 *the purposes of this chapter. Not more than five hundred*
24 *thousand dollars (\$500,000) or 8 percent of the money in*
25 *the fund at the commencement of any fiscal year,*
26 *whichever is less, may be used for the administrative*
27 *expenses of the department incurred under this chapter.*
28 *The department shall direct the State Treasurer to invest*
29 *moneys in such fund which are not required for its*
30 *current needs in such eligible securities as the*
31 *department may designate from among those specified*
32 *in Section 16430 of the Government Code. The*
33 *department may direct the State Treasurer to deposit*
34 *moneys from such fund in interest-bearing accounts in*
35 *state or national bonds or other financial institutions*
36 *having principal offices in this state. The department*
37 *may alternatively require the transfer of moneys in such*
38 *fund to the Surplus Money Investment Fund for*
39 *investment pursuant to Article 4 (commencing with*
40 *Section 16470) of Chapter 3, Part 2, Division 4, Title 2 of*

1 the Government Code. All interest, dividends, and
2 pecuniary gains from such investments or deposits shall
3 accrue to the Housing Revitalization Fund.

4 All repayments made pursuant to Section 50787 shall be
5 deposited in such fund.

6 50783. The department may contract with local
7 public entities or nonprofit housing corporations to
8 provide deferred-payment loans for the purposes of
9 rehabilitation in (1) an area of neighborhood
10 revitalization in which a local public entity is conducting
11 a housing rehabilitation program, (2) a neighborhood
12 preservation area designated pursuant to this division,
13 (3) an area for which federal funds have been made
14 available pursuant to a community development block
15 grant program under the federal Housing and
16 Community Development Act of 1974, as amended, (4)
17 an area in which federal funds are available for purposes
18 of rehabilitation.

19 The department may also contract with local public
20 entities and nonprofit housing corporations to provide
21 such loans in conjunction with a program of systematic
22 code enforcement or in conjunction with any other
23 program of housing rehabilitation under which a city or
24 county is utilizing substantial funds from local, state, or
25 federal sources.

26 50784. Rural areas shall be allocated a proportionate
27 share of the housing assistance provided under this
28 chapter in accordance with the relative needs of rural
29 areas, as identified in the California Statewide Housing
30 Plan.

31 50785. The department shall require that local public
32 entities receiving moneys under a contract pursuant to
33 Section 50783, and which are entitled to receive
34 community development block grant funds under the
35 federal Housing and Community Development Act of
36 1974, as amended, use all funds provided under such
37 contract for making deferred-payment loans pursuant to
38 Section 50787. Local public entities and nonprofit housing
39 corporations which receive funds under a contract
40 pursuant to Section 50783, and which do not receive

1 community development block grant funds, may use not
2 more than 10 percent of moneys provided under the
3 contract for purposes of administration and not more
4 than 15 percent of the moneys to undertake public
5 improvements which are clearly and directly related to
6 housing rehabilitation programs funded pursuant to this
7 chapter.

8 50786. As a condition to providing funds to a local
9 public entity or nonprofit housing corporation under a
10 contract pursuant to Section 50783, the department shall
11 approve an application from each such entity which may
12 include:

13 (a) A statement as to the intended use of the funds.

14 (b) Analysis of existing housing needs relevant to the
15 expenditures of funds pursuant to the application.

16 (c) The number and income categories of households
17 to be served.

18 (d) Current documents applicable to the rehabilitation
19 program for which funds provided pursuant to this
20 chapter will be utilized.

21 50787. Local public entities and nonprofit housing
22 corporations funded pursuant to a contract under Section
23 50783 shall utilize the moneys in any or all of the following
24 ways; provided, that not more than 10 percent of the
25 moneys allocated by any local public entity or nonprofit
26 housing corporation may be used pursuant to subdivision
27 (c):

28 (a) To provide deferred-payment loans for
29 rehabilitation to persons and families of very-low and low
30 income who own a single family dwelling. Such loans shall
31 bear no interest. Repayment of such loan shall be made
32 upon sale or transfer of the property or, at the discretion
33 of the local public entity or nonprofit housing
34 corporation, prior to sale or transfer if such entity
35 determines that the owner can afford repayment. The
36 period of deferment may be extended beyond sale or
37 transfer if the local public entity or nonprofit housing
38 corporation determines that the subsequent owner is
39 eligible for the benefits of this program. The maximum
40 amount of a deferred-payment loan for which an owner

1 is eligible shall be thirty thousand dollars (\$30,000). If the
2 deferred-payment loan is being made for a room addition
3 only, the amount shall not exceed fifteen thousand dollars
4 (\$15,000).

5 (b) To provide deferred-payment loans for
6 rehabilitation of multiunit dwellings which are occupied
7 by persons and families of very-low and low income or
8 where the owner of such dwellings agrees to make the
9 units available to such households utilizing other
10 available public rental subsidies. Such loans shall bear no
11 interest. Owners of multiunit dwellings shall agree to
12 limitations on rent as a condition to receipt of
13 deferred-payment loans. In no event, may the schedule
14 of rents exceed the fair market rents for existing units as
15 established by the United States Department of Housing
16 and Urban Development under Section 8 of the federal
17 Housing and Community Development Act of 1974.
18 Repayment on such loans shall commence 20 years after
19 loan origination or upon sale or transfer of the property
20 and the term of such repayment shall be 20 years. The
21 local public entity or nonprofit housing corporation may
22 require commencement of repayment prior to such time
23 if it determines that repayment will not result in
24 displacement of very-low and low income tenants and
25 will not increase rents above the levels which would
26 make the units unavailable to tenants of very-low and low
27 income. The maximum amount of a deferred-payment
28 loan for which an owner of a multiunit dwelling is eligible
29 shall be fifteen thousand dollars (\$15,000) per
30 rehabilitated unit.

31 (c) Provide temporary displacement assistance to
32 owners of single family dwellings and tenants of multiunit
33 dwellings being rehabilitated pursuant to this chapter.
34 Such assistance shall be in the amount of actual shelter
35 costs not to exceed two thousand five hundred dollars
36 (\$2,500) per household.

37 50788. Each local public entity and nonprofit housing
38 corporation contracting pursuant to this chapter shall
39 annually submit to the department an annual report,
40 which shall include the number of dwelling units

1 *rehabilitated, the income levels served, and*
 2 *recommendations to improve the effectiveness of the*
 3 *program.*

4 *50789. The department may provide staff to, pursuant*
 5 *to contracts with, local public entities and nonprofit*
 6 *housing corporations to administer and operate housing*
 7 *rehabilitation and related programs operated by such*
 8 *local public entities and nonprofit housing corporations.*

9 SEC. 3. The sum of three hundred million dollars
 10 (\$300,000,000) is hereby appropriated from the General
 11 Fund to the Director of Finance for allocation for housing
 12 purposes in accordance with the following schedule:

13 (a) To the Rental Housing Construction	
14 Fund.....	\$200,000,000
15 (b) To the Reserve Fund for Future	
16 Housing Allowances.....	\$50,000,000
17 ~~(c) To the Housing Rehabilitation Program~~	
18 ~~Fund.....~~	~~\$50,000,000~~
19 (c) To the Housing Revitalization Fund....	\$47,500,000
20 (d) For the purposes of Section 50789 of the	
21 Health and Safety Code, as added by	
22 Section 2 of this act	\$2,000,000
23 (e) To the Department of Housing and	
24 Community Development for costs of	
25 administration under Section 1 of this	
26 act.....	\$500,000

